CASE OFFICER'S REPORT

Application Reference:	PL/2023/06938
Application Type:	Householder planning permission
Site Inspection:	13 October 2023
Consultation ends:	03 October 2023
Case officer:	Helena Carney

Site Address:	THE GROVE, KINGSTON ROAD, SHALBOURNE, MARLBOROUGH, SN8 3QD
Proposal:	Erection of art studio
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (Adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

• Impact upon amenity of occupiers of neighbouring properties
• Scale, design and materials
• Impact upon the setting of the listed building and the character and appearance of the conservation area
• Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

REPRESENTATIONS

Shalbourne Parish Council: no comment at time of writing

Wiltshire Council Conservation Officer: no objections

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

• K/39469/L - The erection of a satellite dish, approved 12/07/2000
• K/55779/LBC - Single storey extension to the south elevation, approved 28/02/2007
• K/55780/F - Single storey extension to house. Replacement garage, approved 28/02/2007
• 14/06370/FUL - Re use of part of second floor for residential use, approved 11/09/2014
• 14/06384/LBC - Re use of part of second floor for residential use including the insertion of a dormer window and the reinstatement of a window, approved 11/09/2014
• 20/02121/FUL - Retrospective application for the change the use and alterations to garden building to provide annex accommodation to 'The Grove', approved 28/04/2020
• PL/2022/04813 - Removal of condition 2 on 20/02121/FUL which restricts the annex being used as a separate dwelling, approved 16/08/2022

ASSESSMENT

The application site relates to The Grove, a detached grade II listed property located within the village of Shalbourne. The application property benefits from a reasonably large rear garden, comprising trees, shrubs and hedges. There are 2no. outbuildings located within the rear garden. There are neighbouring properties located to either side, with open countryside to the rear.

The list description states, for means of identification purposes only, the following:

> *SHALBOURNE SHALBOURNE VILLAGE SU 36 SW (east side) 12/182 The Grove (formerly listed as Grove Farmhouse) 22.8.66 II House. C17 and early-mid C18, with later additions. Brick with tiled roof. Two-storey, original house 3 bays gable to road and with lean-to rear further extended out in C20. Entrance to centre bay opposite stack, now garden front. This elevation of 50 mm brick, and timber casement windows. Road gable rebuilt early-mid C18 in blue header bond and plat band, 12-pane sashes with heavy glazing bars, gauged lintels, the upper floor windows with moulded brick floating cornices. Some 9-pane sashes horizontally sliding. Interior: room to road end fully panelled with cornice and fire surround, all C18. Elsewhere chamfered beams with stepped run-out stops.*
>
> *Listing NGR: SU3162063197*

The application site lies within the conservation area and is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

<u>The proposals:</u>
This application proposes the construction of a timber outbuilding in the rear garden of the application site, adjacent to the shared boundary with Lime Tree House, the neighbouring property located to the north-east.

The proposed outbuilding will be constructed with a pitched roof and will measure approximately 3m wide x 4.2m long, x 1.785m to the eaves and 2.48m to the ridge. It is intended to use the proposed outbuilding as an art studio.

<u>Impact upon amenity of occupiers of neighbouring properties:</u>

The proposed building will be sited approximately 2.5m from the shared boundary with the neighbouring property to the north-east (Lime Tree House). It will be sited between the neighbouring garage and the main house (approximately 4.5m from the neighbouring garage and approximately 8m from the main house). There will be no openings in the elevations facing the neighbouring property.

It is considered that the proposed building will not materially impact upon the occupiers of the neighbouring property as a consequence of overbearing impact, overshadowing or loss of privacy due to the single-storey nature of the proposals and the separation distance that exists between them. Furthermore, it is noted that the existing shared boundary treatment comprises a high close boarded fence, which will provide a degree of screening of the proposed building from the neighbouring property.

Scale, design and materials:

There are no concerns from a planning perspective. The proposed building will be constructed to an appropriate scale, commensurate to the size of the application site. It will be constructed to an acceptable design and of suitable materials for its setting (horizontal timber boarding, grey ply roofing). The proposed building will be similar in design and materials to that of the existing timber outbuilding located further to the rear of the application site and as such it will be in keeping.

The assessment is therefore largely based on the possible impact on the setting of the listed building and upon the character and appearance of the conservation area.

Impact upon the special character of the listed building and the character and appearance of the conservation area:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The council’s Conservation Officer was consulted on the proposals to consider the impact upon the setting of the listed building and upon the character and appearance of the conservation area and she provided the following assessment:

“The Grove is a grade II listed building located within the Shalbourne Conservation Area.

The proposal is for the erection of a timber log cabin within the garden of the property, to be used as a studio.

The lie of the land along this part of Kingston Road is sloping, and above the road level, before it then flattens out beyond the cottage.

The siting of such a structure within the residential curtilage is unlikely to have any harmful impact on the setting of the listed building or the character and appearance of the conservation area, and therefore there are no objections to the proposal.

The only comment I have is regarding the building's orientation within the plot, for clarity purposes - the plans only have 'front', 'side', and 'rear' elevation labelled, and not 'north elevation' etc, which would confirm the orientation of the building. It is important to know the way the door and windows are facing within the garden considering the location close to the neighbour's boundary. It should be noted however that the orientation of the building does not affect my assessment of the impact of the development on the designated heritage assets, as this remains the same whichever way it is orientated".

In response to the Conservation Officer's comment above, the agent provided amended plans showing the buildings orientation.

In consideration of the above, it is concluded that the proposed development will not cause harm to the setting of the listed building or the character and appearance of the conservation area.

Impact upon trees:
The proposed outbuilding will be sited on the northern-eastern side of the application site adjacent to small trees and shrubs. The agent has advised that the species closest to the proposed building are 2no. Acers and a Judas tree, considered to be shrubs rather than trees, and that the applicant does not intend to remove any trees/shrubs or carry out any tree works. The agent also confirmed that the proposed building will be set on a beam foundation and as such it will not be ground intrusive.

As it is not proposed to remove or carry out any works to existing trees, and the method of construction is unlikely to impact upon them, the proposed development does not give rise to any significant concerns.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed building will be read in context with the host dwelling and neighbouring buildings when viewed from the surrounding countryside and will replace an existing summerhouse, and as such it is considered that no harm will be caused to the special qualities of the AONB.

Conclusion:
In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (2)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form
Heritage Statement, Planning Base Ltd August 2023

Plans:
Dwg. No. PO867-007, Revision A, Proposed Floor and Elevations, received 16/10/2023
Site Block Plan
Location & Block Plan

REASON: For the avoidance of doubt and in the interests of proper planning.